

Building Division



Building and Structure Permits Fee Schedule

Effective

Aug 13, 2007

This Fee Schedule is available on-line at
www.sanjoseca.gov/development/

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Building and Structure Permits Fee Schedule

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DUPLICATING FEES	
Assess a minimum document research fee of \$38.00 or an hourly rate of \$76.00 an hour plus the copy fees listed below	
8 1/2" x 11" Photocopies 11" x 17" Photocopies 11" x 17" Z-fold Photocopies	\$0.20 per page \$0.25 per page \$0.33 per page
8 1/2" x 11" and 11" x 17" Microfilm/Microfiche Copies	\$3.50 for the 1 st image and 0.25 per each additional page
8 1/2" x 11" and 11" x 17" Optical Record Copies Plans/Drawings Optical Images saved to CD	\$0.25 per page \$4.50 each sheet Document Research Fee plus \$0.50 per disk
Document Research Service Fee	\$38 min. (1/2 hour) plus additional time at \$76/hr (clerical) or \$57.00 minimum (1/2 hour) plus additional \$114/hr. (Permit Specialist)
Duplicate job cards	\$38 minimum process fee for first 20 minutes or \$114 per hour
Plan Duplication Authorization Request	\$47.75 per required affidavit
Duplicate Plan Set – Verification and re-approval of a duplicate plan set	\$191.00 per hour (minimum charge – 1/2 hr)

SPECIAL SERVICES AND INSPECTION FEES	
Inspections outside of normal business hours	\$187.00 per hour (minimum charge - 4 hrs)
Reinspection Fee	\$187.00 per hour (1/2 hour minimum)
Inspection Services for which no fee is specifically indicated	\$187.00 per hour (1/2 hour minimum)
Permit Processing Services for which no fee is specifically indicated	\$114.00 per hour (1/2 hour minimum)
Expedited Inspection Fee – In addition to regular inspection time	\$187.00 per hour (1/2 hour minimum)
Additional plan review required by changes, additions or revisions to approved plans or unapproved plans or unapproved plans requiring excessive review	\$191.00 per hour (1/2 hour minimum)
Building, Plumbing, Mechanical or Electrical Survey Requests, including Fire and Damage Surveys	\$187.00 per hour (1/2 hour minimum)
Fee for work without a permit	An amount equal to the permit fee regardless of whether a permit is subsequently issued. In addition to the permit fee, a survey fee may also be assessed for inspections performed prior to permit issuance.
Industrial Tool Installation Program Annual Registration Fee	\$1,500 (plan check and inspection time is billed at applicable hourly rate)

SPECIAL SERVICES AND INSPECTION FEES (Cont'd)	
Temporary Certificate of Occupancy Fee (for each application and for any renewal(s))	\$187.00 per hourly rate for Inspection Services (1/2 hour minimum)
Address Assignment/Verification	\$228.00 minimum (2 hours) plus additional time at \$114.00 per hour
Re-roofing Permit (fee includes permit issuance, record retention, 75 minutes for up to two inspections, G.P. and SMIPA fees).	\$140.25 for Residential (total fee of \$220.25) \$233.75 for Commercial/Industrial (total fee of \$327.13)
Replacement Permit Fee	\$209.50 and difference between current fees and previously paid unused fees (To be eligible, the expired permit must have been issued within the past 3 years and prior to any major code change as determined by the Building Official.)

Fee Estimates may be obtained from the Building Division for a cost of \$38 minimum fee for the first 20 minutes of staff time or \$114 per hour. The Fee Estimate Request Form is available at www.ci.san-jose.ca.us/building/. Registered applicants may generate their own Fee Estimates and obtain Permits Online at www.sjpermits.org.

DEPOSIT - CONSTRUCTION & DEMOLITION DIVERSION PROGRAM			
All projects requiring a building permit also require a CDDD Deposit. These include new construction, alteration and demolition work for both residential and non-residential projects. This is a deposit that is returned to applicants that meet the refund requirements set forth in the CDDD guidelines. Information on this program can be found at http://www.sjrecycles.org/business/cddd.htm			
Building Segment	Deposit per Sq. Ft.	Minimum Valuation	Maximum Sq. Ft. Subject to Deposit
Residential new construction	\$0.20	\$115,000	125,000 detached 100,000 attached
Non-residential new construction	\$0.10	\$135,000	25,000 commercial 75,000 industrial
Residential alterations	\$1.16	\$2,000	None
Non-Residential alterations	\$0.35	\$5,000	None
Residential demolition	\$0.35	\$5,000	None
Non-residential demolition	\$0.10	None	None
Roof project with tear-off	None	None	None

PERMIT FEES

PERMIT ISSUANCE	
TYPE	FEE
Residential Permits	\$57.00 for the 1st trade permitted plus \$28.00 for each additional concurrent trade permitted or \$114.00 per hour of actual processing time which ever is greater.
Non-Residential Permits	\$57.00 for the 1st trade permitted plus \$28.00 for each additional concurrent trade permitted or \$114.00 per hour of actual processing time which ever is greater.

RECORD RETENTION

Record Retention	10% of the total cost of the permit(s). Applies to permits for all trades with a minimum fee is \$20.00 and a maximum fee is \$2000.00 per permit form for retention of the documents except for electronic plan submissions of the City approved stamped plans which are 5% of the permit cost
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GENERAL PLAN UPDATE

General Plan Update	1.25% of the total cost of the permit(s). Applies to most permit fees to cover the State-mandated requirement to annually update the City's General Plan
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RESIDENTIAL BUILDING PERMITS

The base hours in the table below are derived from historical data on the average inspections hours per project type. These hours are multiplied times the billable hourly rate of \$187 an hour. Inspection service provided will be limited to the total hours purchased (fee paid/\$187). If additional categories are identified that are not listed above the same fee methodology will be applied. Residential Building, Electrical, Plumbing, Mechanical and Combination Permit Fees shall be \$187.00 per hour for inspection time expended or the amounts set forth below, whichever is greater. These Permit Fees are in addition to the Permit Issuance Fees.

Building Residential Permit Fee Table

*Maximum fee caps apply when multiple additions or alterations listed in this table are combined into a single permit

<u>Single Family Max Cap</u>	<u>Cap Hrs</u>	<u>Trades Associate</u>	<u>Cap Fee</u>	<u>Size and Trade Modifiers</u> (additional increments are in hours)
Single Family Tracts – 1 Story, 1 – 20 lots	12.0	BPME	\$2,244	
Single Family Tracts – 1 Story, 21 – 50 lots	10.0	BPME	\$1,870	
Single Family Tracts – 1 Story, more than 50 lots	8.0	BPME	\$1,496	
Single Family Tracts – 2 Story, 1 – 20 lots	14.0	BPME	\$2,618	
Single Family Tracts – 2 Story, 21 – 50 lots	12.0	BPME	\$2,244	
Single Family Tracts – 2 Story, more than 50 lots	10.0	BPME	\$1,870	
Custom Homes – 1 Story	15.0	BPME	\$2,805	
Custom Homes – 2 Story	17.0	BPME	\$3,179	
<u>Add/Alt Combo Max Caps</u>	<u>Base Cap Hours</u>		<u>Base Fee</u>	
Alteration (A1 and A2)	6.00	BPME	\$1,122	for first 500 sq ft + .003 hrs ea add sq ft
Addition (A1)	8.50	BPME	\$1,589.50	for first 500 sq ft + .003 hrs ea add sq ft
Add/Alt (A1)	9.00	BPME	\$1,683	for first 500 sq ft + .003 hrs ea add sq ft
Addition (A2)	10.50	BPME	\$1,963.50	for first 500 sq ft + .003 hrs ea add sq ft
Add/Alt (A2)	11.00	BPME	\$2,057	for first 500 sq ft + .003 hrs ea add sq ft
RS Garage	5.00	BPME	\$935	for first 500 sq ft + .0015 hrs ea add sq ft
Accessory	5.00	BPME	\$935	for first 500 sq ft + .003 hrs ea add sq ft
Combinations (add/alt, garage, acc)	11.00	BPME	\$2,057	for first 500 sq ft + .003 hrs ea add sq ft

<u>New Construction Dwellings</u>	<u>Base Hrs</u>	<u>Trades Associate</u>	<u>Base Fee</u>	<u>Size and Trade Modifiers</u> (additional increments are in hours)
Multifamily	6.00	BPME	\$1,122	for first 1,000 sq ft + .004 hrs ea add sq ft
Single Family Tracts 1 Story	9.00	BPME	\$1,683	for first 2,000 sq ft + .003 hrs ea add sq ft
Single Family Tracts – 2 Story	10.0	BPME	\$1,870	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 1 Story	12.0	BPME	\$2,244	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 2 Story	13.0	BPME	\$2,431	for first 2,000 sq ft + .003 hrs ea add sq ft
<u>Addition</u>	<u>Base Hrs</u>		<u>Base Fee</u>	
Habitable area added (A1)	7.00	BME	\$1,309	for first 500 sq ft + .003 hrs ea add sq ft
Habitable area added (A2)	8.50	BME	\$1,589.50	for first 500 sq ft + .003 hrs ea add sq ft
Complete Rebuilds–1 Story	12.0	BPME	\$2,244	for first 2000 sq ft + .003 hrs ea add sq ft
Complete Rebuilds-2 Story	13.0	BPME	\$2,431	for first 2000 sq ft + .003 hrs ea add sq ft
Pool Cabana	8.5	BPME	\$1,589.50	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Basement to Build	3.5	B	\$654.50	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Basement to Finish	4.0	BME	\$748	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Room to Build	3.5	B	\$654.50	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Room to Finish	4.0	BME	\$748	for first 500 sq ft + .003 hrs ea add sq ft
<u>Alterations</u>	<u>Base Hrs</u>	<u>Trades</u>	<u>Base Fee</u>	<u>Size and Trade Modifiers</u>
Alteration Structural	3.00	B	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Alteration Nonstructural	2.00	B	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Attic Conversion	4.00	BME	\$748	for first 500 sq ft + .0015 hrs ea add sq ft
Awnings Aluminum	0.50	B	\$93.50	for the first 1 + .1665 hrs ea add item
Awnings Canvas	0.50	B	\$93.50	for the first 1 + .1665 hrs ea add item
Balcony	2.00	B	\$374	for the first 500 + .0015 hrs ea add sq ft
Bath Major Alt (fixtures moved)	3.00	BPME	\$561	for the first 1 + 1.00 hr ea add item
Bath Minor Alts	1.5	BPME	\$280.50	for the first 1 + 1 hr ea add item
Bay windows #	1.00	B	\$187	for the first 1 + 0.25 hrs ea add item
Bay windows # (w/Floor)	3.00	B	\$561	for the first 1 + 0.5 hrs ea add item
Covered Porches	2.50	B	\$467.50	for first 500 sq ft + .0015 hrs ea add sq ft
Decks 1 Story	1.00	B	\$187	for first 500 sq ft + .0015 hrs ea add sq ft
Decks 2nd Story	2.00	B	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Dishes >2' #	0.50	B	\$93.50	for the first 1 + 0.25 hrs ea add item
Fireplace (chimney rebuild) #	1.00	B	\$187	for the first 1 + 0.5 hrs ea add item
Fireplace (complete rebuild) #	2.00	B	\$374	for the first 1 + 1 hr ea add item
Foundation Bolting (Ln Ft)	1.00	B	\$187	for first 100 sq ft + .0015 hrs ea add sq ft
Foundation Pier Blocks (each)	1.00	B	\$187	for the first 10 + .0415 hrs ea add item
Foundation Pier Posts (each)	1.00	B	\$187	for the first 10 + .0155 hrs ea add item
Foundation Repairs (Ln Ft)	1.50	B	\$280.50	for first 100 sq ft + .0015 hrs ea add sq ft
Garage Conversions	3.50	BME	\$654.50	for first 500 sq ft + .003 hrs ea add sq ft
Kitchens Major (Struct Alt)	3.00	BPME	\$561	for the first 1 + 0.2 hrs ea add item
Kitchens Minor	2.00	BPME	\$374	for the first 1 + 1 hr ea add item
Patio Covers (lattice)	0.50	B	\$93.50	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (metal)	0.50	B	\$93.50	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (wood)	1.00	B	\$187	for first 500 sq ft + .0015 hrs ea add sq ft
Residing/Stucco	1.50	BE	\$280.50	
Roof structural replacement	2.50	B	\$467.50	for first 500 sq ft + .001 ea add sq ft
Screen Room (2 sided)	1.50	BE	\$280.50	for first 500 sq ft + .0015 hrs ea add sq ft
Screen Room (3 sided)	1.50	BE	\$280.50	for first 500 sq ft + .0015 hrs ea add sq ft
Skylights domes #	0.50	B	\$93.50	for the first 1 + .0835 hrs ea add item
Skylights non-structural #	1.00	B	\$187	for the first 1 + .1665 hrs ea add item
Skylights structural #	1.00	B	\$187	for the first 1 + .25 hrs ea add item
Walls (bearing)	2.00	BE	\$374	for first 500 sq ft + .0015 hrs ea add sq ft

<u>Alterations (Cont'd)</u>	<u>Base Hrs</u>	<u>Trades</u>	<u>Base Fee</u>	<u>Size and Trade Modifiers</u>
Walls (non-bearing)	1.50	BE	\$280.50	for first 500 sq ft + .0015 hrs ea add sq ft
Walls (plumbing)	2.00	BPE	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Windows/Doors #, replacement	1.00	B	\$187	for the first 1 + .0835 hrs ea add item
Windows/Doors #, new	2.00	B	\$374	for the first 1 + .0835 hrs ea add item
Work Shop	2.00	B	\$374	for first 500 sq ft + .003 hrs ea add sq ft
<u>RS Garage</u>				
Attached Framed	2.00	B	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Attached Masonry	3.00	B	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Attached Open Carport	1.50	B	\$280.50	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Framed	2.00	B	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Masonry	3.00	B	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Open Carport	1.50	B	\$280.50	for first 500 sq ft + .0015 hrs ea add sq ft
Garage Move	1.50	B	\$280.50	for first 500 sq ft + .0015 hrs ea add sq ft
<u>Accessory Site</u>				
Antenna Tower <=30'	1.00	B	\$187	for the first 1 + .25 hrs ea add item
Antenna Tower >30'	1.00	B	\$187	for the first 1 + .25 hrs ea add item
Accessory Structure (wood)	2.00	B	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Accessory Structure (masonry)	3.00	B	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Decks Detached	1.00	B	\$187	for the first 500 sq ft + .0015 ea add sq ft
Dishes >2' #	0.50	B	\$93.50	for the first 1 + .25 hrs ea add item
Fence (masonry)	1.50	B	\$280.50	for first 1,000 sq ft + .001 hrs ea add sq ft
Fence (wood, chain link)	1.00	B	\$187	for first 1,000 sq ft + .0005 hrs ea add sq ft
Fence (wrought Iron)	1.00	B	\$187	for first 1,000sq ft + .0005 hrs ea add sq ft
Patio Covers (lattice)	1.00	B	\$187	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (metal)	1.00	B	\$187	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (wood)	1.00	B	\$187	for first 500 sq ft + .0015 hrs ea add sq ft
Retaining walls (masonry)	2.00	B	\$374	for first 500 sq ft + .001 hrs ea add sq ft
Retaining walls (wood)	1.50	B	\$280.50	for first 500 sq ft + .001 hrs ea add sq ft
Spa/Hot Tub (plaster)	3.00	BPE	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Storage Shed (masonry)	3.00	B	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Storage Shed (wood)	2.00	B	\$374	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (Fiberglass)	2.50	BPE	\$467.50	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (plaster)	3.00	BPE	\$561	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (vinyl)	2.50	BPE	\$467.50	for first 500 sq ft + .0015 hrs ea add sq ft
<u>Move Work Proposed</u>				
House Move	7.50	BPME	\$1,402.50	for first 1,000 sq ft + .03 hrs ea add sq ft
Modular Home	5.00	BPE	\$935	for first 1,000 sq ft + .03 hrs ea add sq ft

Application of tables - The above table is based on average inspections hours per category and a billable hourly rate of \$187 an hour. Inspection service will be limited to the total hours purchased (fee paid/\$187). If additional categories are identified that are not listed above the same fee methodology will be applied.

Multi-Unit Residential Permit Fees (Apartments, Condominiums, and Townhomes)

The tables and formulas for multi-unit residential permits are based on average inspection hours and a billable hourly rate of \$187 an hour.

New Construction – Separate inspection hours are calculated for the residential units, the garage structures and any commercial uses.

Residential Unit Fees - Non living unit sq ft that is supportive to the residential units, (laundries, offices, recreation rooms etc.) are added to the total sq ft of the residential portion of construction. The total sq ft of the residential portion of the project (including support areas) is divided by the sum of the number of living units and support areas in the structure being permitted to derive an average sq ft per unit. The hours associated with average unit size listed in the table below are multiplied by the number of units and then the Construction Material Modifier to derive the inspection hours assessed per trade. The hourly rate for inspection services is \$187 per hour.

Building, Plumbing, Mechanical, and Electrical formula

of Units x Service Hours Per Unit (A) x Construction Material Modifier (C) = hours assessed (rounded to closest .5 hour). *Note: Average square footage per unit determines Service Hours per Unit (A) in table below.*

		Service Hours Per Unit (A)			
Average Sq Ft / Unit		Bldg	Plumb	Mech	Elect
0	1,000	2.50	1.00	1.00	1.00
1,001	1,500	3.00	1.00	1.00	1.50
1,501	2,000	3.50	1.00	1.00	2.00
2,001	2,500	4.00	1.00	1.00	2.50
2,501	& Greater	4.50	1.00	1.00	3.00

Multi-Unit Garage Permit Fees are calculated as follows:

$((\text{Sq ft of garage} - P) / 1,000) \times \text{Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed.}$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is (20,000-10,000)/1,000 or 10.

Garage Sq Ft (P)	Garage Base Hours (A)				Area Modifier (B)			
	Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0 - 10,000	3.00	1.50	1.50	1.50	0.2	0.2	0.2	0.2
10,000 < x ≤ 50,000	5.00	3.50	3.50	3.50	0.05	0.05	0.05	0.05
Greater than 50,000	7.00	5.50	5.50	5.50	0.01	0.01	0.01	0.01

Construction Type Factor (C) – Adjusts assessed hour based on complexity of structure type as listed in table below.

Construction Material Modifier (C)				
Type of Material	Bldg	Plumb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Non-Residential Permits (Commercial, Industrial, Manufacturing, Hotel, Motel)

Building, Plumbing, Mechanical, Electrical and Combination Permit Fees shall be \$187.00 per hour for inspection time expended or the amounts set forth below, whichever is greater. These Building Permit Fees are in addition to the Permit Issuance Fees.

Time Assessments Based on Project Type - Separate fees are calculated for the shell, the finish interior and garage and are added together when applicable.

Shell fees are calculated as follows:

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest 0.5 hour)}.$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000 - 10,000) / 1,000$ or 10.

Plumbing formula

$((\text{Base hours (A)} + \text{Plumbing Area Modifier (B)}) \times \text{Construction Material Modifier (C)}) = \text{hours assessed (rounded to the closest 0.5 hour)}.$

Shell								
Bldg Size (P)	Base Hours (A)				Area Modifier (B)			
Sq Ft	Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0 - 10,000	7.00	2.00	2.00	5.00	1	(see below)	0.2	0.2
10,000 < x ≤ 50,000	17.00	2.00	4.00	7.00	0.5	(see below)	0.05	0.05
Greater than 50,000	37.00	2.00	6.00	9.00	0.05	(see below)	0.01	0.01

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

Plumbing Areas	Modifier (B)
1 area	0
2 areas	1.0
3 areas	1.5
4 areas	2.0
More than 4 areas	2.0 + .25 for each area over 4

Construction Material Modifier (C) – Adjusts assessed hour based on complexity of structure type and material as listed in table below.

Shell Construction Material Modifier (C)				
Type of Material	Bldg	Plumb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Garage Fees are calculated as follows:

Building, Plumbing, Mechanical, and Electrical formula

$$(((\text{Sq ft of building} - P) / 1,000)) \times \text{an Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest 0.5 hour)}.$$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is (20,000-10,000)/1,000 or 10.

Garage Sq Ft (P)	Garage Base Hours (A)				Area Modifier (B)			
	Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0 - 10,000	3.00	1.50	1.50	1.50	0.20	0.20	0.20	0.2
10,000 < x ≤ 50,000	5.00	3.50	3.50	3.50	0.05	0.05	0.05	0.05
Greater than 50,000	7.00	5.50	5.50	5.50	0.01	0.01	0.01	0.01

Construction Material Modifier (C) – Adjusts assessed hour based on complexity of structure type as listed in table below.

Construction Material Modifier (C)				
Type of Material	Bldg	Plumb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Finish Interior (FI) and Tenant Improvement (TI) Fees are calculated as follows:

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Use Modifier (C)} = \text{hours assessed (rounded to the closest .5 hour). * (see Complexity Factor below)}$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is (20,000-10,000)/1,000 or 10.

Plumbing formula

$(\text{Base hours (A)} + \text{Plumbing Area Modifier (B)}) \times \text{Use Modifier (C)} = \text{hours assessed (rounded to the closest 0.5 hour). * (see Complexity Factor below)}$

		Base FI & TI Hours (A)				Area Modifier (B)			
FI & TI Sq Ft (P)		Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0	10,000	1.50	1.50	1.50	1.50	0.50	see below	0.15	0.20
10,001	50,000	6.50	1.50	3.00	3.50	0.35	see below	0.05	0.15
50,001		20.50	1.50	5.00	9.50	0.10	see below	0.02	0.025

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

Plumbing Areas	Modifier B
1 area	0
2 areas	1.0
3 areas	1.5
4 areas	2.0
More than 4 areas	2.0 + .25 for each area over 4

Use Modifier (C)- Adjusts assessed hour based on complexity of occupant usage as listed in table below.

Use Modifier (C)	
Use	Building / Plumbing / Mechanical / Electrical
Agricultural, Canopy Building, Parking Garage, Recreation	1.0
Office, Tilt Up Office, Tilt Up Warehouse, Warehouse	1.2
Antenna/Cell Site, Assembly, Auditorium, Bank, Bowling Alley, Church, Health Club, Industrial, Manufacturing, Retail Store, Service Station, Theatre	1.4
Medical/Dental, R & D, Repair Garage, School/Daycare	1.6
Cafeteria, Hazardous Use, Restaurant	1.8

Mixed-use occupancies utilize a weighted average of the uses based on their percentage of the total square footage.

Example - 100,000 sq ft space is going to be occupied by

70,000 sq ft of office

20,000 sq ft of warehouse

5,000 sq ft of assembly

5,000 sq ft of cafeteria

Use	Sq ft	Use factor			
		Building	Plumbing	Mechanical	Electrical
Office	70,000	1.20	1.20	1.20	1.20
Assembly	5,000	1.40	1.40	1.40	1.40
Warehouse	20,000	1.20	1.20	1.20	1.20
Cafeteria	5,000	1.80	1.80	1.80	1.80

Building = $70,000 \times 1.2 + 5,000 \times 1.4 + 20,000 \times 1.2 + 5,000 \times 1.8 = 124,000/100,000 = 1.24$

Plumbing = $70,000 \times 1.2 + 5,000 \times 1.4 + 20,000 \times 1.2 + 5,000 \times 1.8 = 114,000/100,000 = 1.24$

Mechanical = $70,000 \times 1.2 + 5,000 \times 1.4 + 20,000 \times 1.2 + 5,000 \times 1.8 = 114,000/100,000 = 1.24$

Electrical = $70,000 \times 1.2 + 5,000 \times 1.4 + 20,000 \times 1.2 + 5,000 \times 1.8 = 118,000/100,000 = 1.24$

The use factor for the example project above would be **1.24**.

Complexity Factor* - Complexity Factors are only applicable to tenant improvements and finish interiors and are applied in cases where the scope of work is greater or smaller than is normal in a project category to more accurately match the fee to the scope of service provided.

Complexity Factors for TI & FI	
Major Modifications	2.00
Significant Modifications	1.50
Standard	1.00
Minor Modifications	0.50

Fixed Time Assessments – Hours per trade at \$187 per hour. The fees are based on average number of inspection hours required to complete the project. These Permit Fees are in addition to the Permit Issuance Fees.

Scope of Work	Bldg	Plumb	Mech	Elect
Antenna	3.0			3.0
ADA Upgrade	1.5	1.0		1.0
ATM	1.0			0.5
Awnings	1.0			0.5
Canopy Structure	2.5			
Cooling Tower	1.5	1.0	1.5	3.5
Damage Repair	1.5	1.5	1.5	1.5
Demising Walls only	1.5			2.0
Demo Interior walls	1.5	1.0	1.0	1.0
Deck Repairs (50 ft. increments)	2.0			1.0
Façade changes	5.0			3.0
Fountains	1.5	2.5		2.0
Hood Installations	1.0		1.5	1.0
HVAC systems	2.0	1.0	2.0	2.0
Masonry Fence (100 ft. increments)	1.0			1.0
Occupancy Changes	1.0			
Permit to Final	1.5	1.0	1.0	1.0
Racks	2.0			
Rated Corridors	1.0		1.0	1.0
Restroom Alterations	1.0	1.5	1.0	1.0
Retaining Walls (100 ft. increments)	1.0			
Trailers installed	2.5	1.0		1.5
Seismic upgrades	4.0			
Signs	1.0			0.5
Skylights Non-Structural	1.0			0.5
Skylights Structural	1.5			0.5
Sound Walls (100 ft. increments)	1.0			
Spray Booth	1.0	.5	1.0	1.5
Swimming Pools	1.5	1.0		1.5
T-Bar Ceilings	1.0		1.0	1.0
Tools	2.0	.5	1.5	1.5
Trailers Installed	2.5	1.0		1.5
Trellis(s) Patio Covers	1.0			0.5

Fixture-Based Electrical Permits - Electrical Permit Fees (site construction and other miscellaneous electrical permits) not involving the addition of new building footage shall be the greater of (a) a minimum of \$187 per hour of required inspection time, or (b) calculated on an itemized basis as listed below. These Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments - Electrical

Electrical Fixture	Minimum (in Minutes)	Unit Cost (in Minutes)
Add Air Conditioning	30	20
Appliance New	30	20
Appliance, Replacement	30	20
Appliance Replacement (Multi Unit)	30	20
Billboards	60	50
Damage Survey Inspection	30	20
Elec. Equipment reinstall (w/re-roof)	30	20
Elec. repair (w/re-roof)	30	20
Generators up to 150KW	30	20
Generators over 150KW	50	40
House Move	60	40
Landscape Partitions (per connection)	30	20
Light fixtures (New)	30	20
Light Fixtures (Replacement)	30	20
Light Poles	90	60
Modular Building	60	40
Motors up to 1/2HP	25	15
Motors over 1/2HP up to 75HP	30	20
Motors over 75HP	60	50
Panel, Panel boards, Switchboard, Etc.	30	20
Photovoltaic System (Single Family)	60	50
Photovoltaic System (Multi Fam/Com/Ind)	130	120
Receptacles/Switches, New	25	15
Receptacles/Switches, Replacement	20	10
Service/Survey 1 meter up to 200A	30	20
Service/Survey 1 meter to 600A	40	30
Service/Survey 1 meter up to 1,200A	80	70
Service/Survey 1 meter up to 1,800A	80	70
Service/Survey 1 meter to 2,500A	120	110
Service/Survey 1 meter over 2,500A	120	110
Service/Survey additional meter	25	15
Signs/Outline Lighting	30	20
Solar System (Hot Water)	30	20
Spa/Hot tub Package Unit	60	50
Special Circuits	30	20
Spray Booth	60	50
Swimming Pool Bond only	30	20
Temporary Power 1 meter up to 200A	30	20
Temporary Power 1 meter up to 600A	40	30
Temporary Power 1 meter over 600A	50	40
Transformers up to 5KVA	30	20
Transformers up to 10KVA	30	20
Transformers up to 150KVA	50	40
Transformers over 150KVA	60	50
Welding outlets	25	15

Fixture-Based Mechanical Permits - Mechanical Permit Fees (site construction and other miscellaneous mechanical permits) not involving the addition of new building footage shall be the greater of (a) a minimum of \$187.00 per hour of actual inspection time, or (b) calculated on an itemized basis as listed below. These Mechanical Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments - Mechanical

Mechanical Fixture	Minimum (in Minutes)	Unit Cost (in Minutes)
Add Air Conditioning	25	15
Appliance, New	25	15
Appliance, Replacement	25	15
Appliance Replacement (Multi-Unit)	25	15
Cooling Tower	60	50
Condensate Waste & or Inlet Drain	25	15
Decorative Gas Appliance	25	15
Dry Well/French Drains	20	10
Ducts and Flues Alteration	25	15
Evaporative Cooler	30	20
Exhaust Duct (type 2)	30	20
Exhaust Fan	25	15
Exhaust Hood	90	60
Fan Coil	30	20
Furnace, New	60	50
Furnace, Replacement	50	40
Furnace, Replacement SFR	50	40
Gas Line Extension (Final)	30	20
Gas Line Extension (Rough & Final)	30	20
Gas Line Retest	30	20
Heating & Cooling App to 500K BTU	30	20
Heating & Cooling App to 1000K BTU	30	20
Heating & Cooling App to 17500K BTU	30	20
Heating & Cooling App over 1750K BTU	30	20
Heat Pump (includes condensate)	30	20
Mechanical by Inspection	30	20
Mech Equipment Reinstall (w/re-roof)	30	20
Mech Repair (w/re-roof)	30	20
Product Conveying system	70	50
Spray Booth	70	50

Fixture-Based Plumbing Permits - Plumbing Permit Fees (site construction and other miscellaneous plumbing permits) not involving the addition of new building footage shall be the greater of (a) a minimum of \$187.00 per hour of actual inspection time, or (b) calculated on an itemized basis as listed below. These Plumbing Permit Fees are in addition to the Permit Issuance Fees

Fixture-Based Time Assessments - Plumbing

Plumbing Fixture	Minimum (in Minutes)	Unit Cost (in Minutes)
Backflow/Vacuum breaker	25	15
Boiler	70	50
Chemical Waste Piping	80	60
Chemical Waste Treatment System	80	60
Chemical Waste Secondary Containment	60	40
Condensate waste & or inlet drain	25	15
Dry Well or French drains	25	15
DWV/Water Alteration	30	20
Fixture, New	75	45
Fixture, Replacement	25	15
Fixture, Replacement (Multi Unit)	25	15
Gas, Earthquake Valve	25	15
Gas Log Lighters	25	15
Gas Piping Extension (Final)	30	20
Gas Piping Extension (Rough & Final)	30	20
Gas Retest	30	20
Grease Trap	70	50
Indirect waste	25	15
Interceptor	70	50
Lift station	50	30
Plumb By Inspection	30	20
Property Line Clean Out	25	15
Re-Pipe	40	20
Re-Pipe W/Gyp Repair	120	80
Re-Pipe W/Gyp & Shear Repair	150	100
Re-Pipe W/Shear	120	80
Roof Drain/Rainwater Leaders	30	20
Sanitary Sewer Disposal System	60	50
Sanitary or Storm Sewer Manhole	30	20
Sanitary Sewer per Bldg	30	20
Sanitary Sewer (Common Lateral)	30	20
Sanitary Sewer plug	25	15
Sanitary Sewer, Replacement	30	20
Sanitary or Storm Sewer connection	30	20
Septic tank/abatement/sewer survey	60	40
Solar Systems (Hot water)	30	20
Spray Booth	60	40
Steam/Hot Water System (Hydronics)	60	50
Storm Sewer Inlets	25	15
Storm Sewer Area Drains	25	15
Water Heater New	30	20
Water Heater Replacement	30	20
Water Heater Replacement SFR	30	20
Water Service Main (per outlet)	25	15
Water Service Replacement	25	15
Water treatment Equipment	25	15

BUILDING PLAN REVIEW SERVICES	
Nonresidential Plan Review- Building, Plumbing, Mechanical and Electrical	\$191.00 per hour (with 10 minutes minimum for over-the-counter reviews and one hour minimum for review intakes) or fees established in the Nonresidential Plan Review Fee Table whichever is greater. (Review time is limited to the hours paid for after 2 hours in the second review cycle.
Residential Plan Review- Building, Plumbing, Mechanical and Electrical	\$191.00 per hour (with 10 minutes minimum for over-the-counter reviews and one hour minimum for review intakes) or fees established in the Residential Plan Review Fee Table whichever is greater. (Review time is limited to the hours paid for after 2 hours in the second review cycle.
Factory built dwelling or mobile home	\$191.00 per hour review time
Subdivisions Plot Review	\$191.00 per hour (15 minutes minimum)
Express Plan Check	1.5 times the current plan review hourly rate applied to actual hours expended (1 hour minimum)
Intermediate Plan Check	1.5 times the current plan review hourly rate applied to actual hours expended with a minimum equal to the regular plan review fee.
Special Handling Plan Review	1.5 times the current plan review fee (1 hour minimum)
Plan Review Re-filing Fee	\$191.00 per hour (1 hour minimum)
Condominium Conversion	\$191.00 per hour
Accessibility Exemption Application (Unreasonable Hardship)	\$191.00 per application
Rough Framing Fee	\$191.00 per hour
Plan Review Services for which no fee is otherwise specified	\$191.00 per hour
Master File Plan Review (pools, sound walls, patio covers, screen rooms etc.)	\$191.00 per hour (minimum charge - 1/2 hour)

Residential Plan Review Table

The base hours in the table below are derived from historical data on the average plan check hours per project type. These hours are multiplied times the billable hourly rate of \$191 an hour. Plan check service provided will be limited to the total hours purchased (fee paid/\$191). If additional categories are identified that are not listed above the same fee methodology will be applied. Residential Building, Electrical, Plumbing, Mechanical and Combination Plan Check Fees shall be \$191.00 per hour for plan check time expended or the amounts set forth below, whichever is greater. These Plan Check Fees are in addition to the Plan Check Issuance Fees. *Maximum fee caps (Max Cap) apply when multiple additions or alterations listed in this table are combined into a single permit.

<u>Category</u>	<u>Hours</u>	<u>Base Fee</u>	<u>Size & Trade Modifiers</u> <u>(additional increment in hours)</u>
<u>Single Family Max Cap</u>			
Single Family Tracts - 1 Story	10	\$1,910	
Single Family Tracts - 2 Story	14	\$2,674	
Custom Homes - 1 Story	12	\$2,292	
Custom Homes - 2 Story	16	\$3,056	
<u>Add/Alt Combo Max Caps</u>			
Alteration (A1) Cap	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Addition (A1) Cap	5	\$955	for the first 500 sq ft +.0010 hrs for ea add sq ft
Add/Alt (A1) Cap	6	\$1,146	for the first 500 sq ft +.0010 hrs for ea add sq ft
Alteration (A2) Cap	6	\$1,146	for the first 500 sq ft +.0010 hrs for ea add sq ft
Addition (A2) Cap	8	\$1,528	for the first 500 sq ft +.0010 hrs for ea add sq ft
Add/Alt (A2) Cap	9	\$1,719	for the first 500 sq ft +.0010 hrs for ea add sq ft
RS Garage Cap	6	\$1,146	
Accessory Cap	6	\$1,146	for the first 1000 sq ft +.0015 hrs for ea add sq ft
Combinations (add/alt, garage, acc) (A1)	7	\$1,337	for the first 1,000 sq ft +.0010 hrs fore ea add sq ft
Combinations (add/alt, garage, acc) (A2)	10	\$1,910	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
<u>New Construction Dwellings</u>			
Single Family Tracts (A1) - 1 Story	8	\$1,528	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Single Family Tracts (A2) - 2 Story	12	\$2,292	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Custom Homes (A1) 1 Story	9	\$1,719	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Custom Homes (A2)2 Story	14	\$2,674	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Modular Home	6	\$1,146	for the first 1,500 sq ft +.0010 hrs for ea add sq ft
<u>Addition</u>			
Habitable area added (A1)	5	\$955	for the first 500 sq ft +.0010 hrs for ea add sq ft
Habitable area added (A2)	8	\$1,528	for the first 500 sq ft +.0010 hrs for ea add sq ft
Complete Rebuild (A1) - 1 Story	9	\$1,719	for the first 1,500 sq ft +.0010 hrs for ea add sq ft
Complete Rebuild (A2) - 2 Story	14	\$2,674	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Pool Cabana	5	\$955	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished Room to Build (A1)	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished Room to Build (A2)	7	\$1,337	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished basement to build	5	\$955	for the first 500 sq ft +.0010 hrs for ea add sq ft
<u>Alterations</u>			
Alteration Structural (A1)	3	\$573	for the first 500 sq ft +.0020 hrs for ea add sq ft
Alteration Structural (A2)	4	\$764	for the first 500 sq ft +.0020 hrs for ea add sq ft

<u>Alterations (Cont'd)</u>			
Alteration Nonstructural	2	\$382	for the first 500 sq ft +.0020 hrs for ea add sq ft
Attic Conversion	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Awning Aluminum	1	\$191	
Awning Canvas	1	\$191	
Balcony	3	\$573	for the first 500 sq ft +.0010 hrs for ea add sq ft
Baths Major Alts (fixtures moved)	0.5	\$95.50	
Baths Minor Alts	0.25	\$47.75	
Bay windows #	1	\$191	
Bay windows # (w/Floor)	2	\$382	
Covered Porch	2	\$382	for the first 500 sq ft +.0010 hrs for ea add sq ft
Deck 1 Story	3	\$573	for the first 500 sq ft +.0010 hrs for ea add sq ft
Deck 2 Story	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Dishes >2' #	1	\$191	
Fireplace (chimney rebuild) #	1	\$191	
Fireplace (complete rebuild) #	2	\$382	
Foundation Bolting (LnFt)	1.5	\$286.50	for the first 200 sq ft +.0050 hrs for ea add sq ft
Foundation Pier Blocks (each)	1	\$191	
Foundation Repair (LnFt)	4	\$764	for the first 2000 sq ft +.0010 hrs for ea add sq ft
Garage Conversion	5	\$955	for the first 500 sq ft +.0010 hrs for ea add sq ft
Kitchens Major Alts	1	\$191	
Kitchens Minor Alts	0.25	\$47.75	
Patio cover (lattice)	1.5	\$286.50	for the first 500 sq ft +.0010 hrs for ea add sq ft
Patio cover (metal)	1	\$191	
Patio cover (wood)	2	\$382	for the first 500 sq ft +.0010 hrs for ea add sq ft
Residing/Stucco	1	\$191	
Roof structural replacement	2	\$382	for the first 500 sq ft +.0020 hrs for ea add sq ft
Screen Room (2 sided)	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Screen Room (3 sided)	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Skylight dome #	0.5	\$95.50	
Skylight non-structural #	0.5	\$95.50	
Skylight structural #	1.5	\$286.50	
Unfinished basement to finish	2	\$382	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished room to finish	2	\$382	for the first 500 sq ft +.0010 hrs for ea add sq ft
Walls (bearing)	2	\$382	for the first 500 sq ft +.0010 hrs for ea add sq ft
Walls (non-bearing)	1	\$191	for the first 200 sq ft +.0005 hrs for ea add sq ft
Walls (plumbing)	1	\$191	
Windows/Doors #	1	\$191	
Work Shop	3	\$573	for the first 500 sq ft +.0020 hrs for ea add sq ft
<u>RS Garage</u>			
Attached Framed	3	\$573	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Attached Masonry	4	\$764	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Attached Open Carport	2	\$382	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Framed	3	\$573	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Masonry	4	\$764	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Open Carport	2	\$382	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Garage Move	3	\$573	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
<u>Accessory Site</u>			
# Antenna Tower <=30'	2	\$382	0.50 hr for each additional antenna tower
# Antenna Tower >30'	3	\$573	0.50 hr for each additional antenna tower
Accessory Structure (Wood)	3	\$573	for the first 500 sq ft +.0020 hrs for ea add sq ft
Accessory Structure (Masonry)	4	\$764	for the first 500 sq ft +.0020 hrs for ea add sq ft
Deck Detached	3	\$573	for the first 500 sq ft +.0020 hrs for ea add sq ft
Dishes >2' #	0.5	\$95.50	

<u>Accessory Site (Cont'd)</u>			
Fence (masonry)	1	\$191	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Fence (wood, chain link)	1	\$191	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Fence (wrought Iron)	1	\$191	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Patio cover (lattice)	1.5	\$287	for the first 500 sq ft +.0010 hrs for ea add sq ft
Patio cover (metal)	1	\$191	
Patio cover (wood)	2	\$382	for the first 500 sq ft +.0010 hrs for ea add sq ft
Residing/Stucco	1	\$191	for the first 500 sq ft +.0010 hrs for ea add sq ft
Retaining wall (masonry)	3	\$573	for the first 1,000 sq ft +.0010 hrs for ea add sq ft
Retaining wall (wood)	3	\$573	for the first 1,000 sq ft +.0010 hrs for ea add sq ft
Spa/Hot Tub (Plaster)	1	\$191	for the first 500 sq ft +.0010 hrs for ea add sq ft
Storage Shed (masonry)	4	\$764	for the first 500 sq ft +.0010 hrs for ea add sq ft
Storage Shed (wood)	3	\$573	for the first 500 sq ft +.0010 hrs for ea add sq ft
Swimming pool (Fiberglass)	1	\$191	for the first 500 sq ft +.0010 hrs for ea add sq ft
Swimming pool (plaster)	4	\$764	for the first 500 sq ft +.0030 hrs for ea add sq ft
Swimming pool (vinyl)	1	\$191	for the first 500 sq ft +.0010 hrs for ea add sq ft
<u>Move Work Proposed</u>			
House Move (A1)	5	\$955	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
House Move (A2)	8	\$1,528	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Modular Home	6	\$1,146	for the first 1,500 sq ft +.0010 hrs for ea add sq ft

Application of tables - The above table is based on an average plan check hours per category and a billable hourly rate of \$191 an hour. Plan check service will be limited to the total hours purchased (fee paid/\$191). If additional categories are identified that are not listed above the same fee methodology will be applied.

Multi-Unit Residential Plan Check (Apartments, Condominiums, Townhomes)

Multi-unit plan check fees are based on an hourly rate of \$191 applied to the anticipated number of plan check hours derived from the tables below. Separate plan review hours are calculated for the residential units, garage structures, and commercial uses, if any.

Shell fees are calculated as follows:

The number of unique units in the project multiplied by an area modifier plus base hours plus 2 hours for each building equals the review hours assessed per trade.

Building, Plumbing, Mechanical, and Electrical formula

$(\# \text{ of Units} - P) \times \text{Area Modifier (B)} + \text{Base Hours (A)} + (2 \times \# \text{ of buildings}) = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest .5 hour)}$.

P = The minimum value of the applicable unit count bracket in the table below. For example, if the unit count is 80, then the first part of the formula is (80-51) or 29.

		Multi-Family Base Hours (A)				Area Modifier (B)			
Units		Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
1	50	30.0	6.0	6.0	6.0	1.00	0.20	0.20	0.20
51	100	80.0	16.0	16.0	16.0	0.90	0.15	0.15	0.15
101	200	125.0	23.5	23.5	23.5	0.80	0.10	0.10	0.10
201		205.0	33.5	33.5	33.5	0.20	0.05	0.05	0.05

Construction Material Modifier (C) –

Adjusts assessed hours based on complexity of structure type as listed in the table below.

Construction Material Modifier (C)				
Type of Material	Bldg	Plumb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Garage Fees are calculated as follows:

$(((\text{Sq ft of garage} - P)/1,000) \times \text{Area Modifier (B)}) + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest .5 hour)}.$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is (20,000-10,000)/1,000 or 10.

		Garage Base Hours (A)				Area Modifier (B)			
Garage Sq Ft (P)		Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0	10,000	4.50	2.00	2.00	2.00	0.2	0.2	0.2	0.2
10,001	50,000	6.50	4.00	4.00	4.00	0.05	0.05	0.05	0.05
50,001		8.50	6.00	6.00	6.00	0.01	0.01	0.01	0.01

Construction Material Modifier (C) – Adjusts assessed hours based on complexity of structure type as listed in table below.

Construction Material Modifier (C)				
Type of Material	Bldg	Plumb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Non-Residential Plan Check (Commercial, Industrial, Manufacturing, Hotel, Motel)

Separate fees are calculated for the shell, the finish interior and garage and are added together when applicable.

Area modifiers for Building, Mechanical and Electrical are all different (due to time investment scaling at different rates based on size) and are not utilized for Plumbing at all. The area modifier assesses a time for every 1,000 sq ft of a building and is added to a base hour assessment associated with a given sq ft range. The separate number of plumbing areas that exist in the building determines the Plumbing Area Modifier. The Plan Check hourly rate is \$191 per hour.

Shell Fees are calculated as follows:

Building, Mechanical, and Electrical formula

$$(((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier (B)}) + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest .5 hour)}.$$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is (20,000-10,000)/1,000 or 10.

Plumbing formula

$$(\text{Base hours (A)} + \text{Plumbing Area Modifier (B)}) \times \text{Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest 0.5 hour)}.$$

Shell								
Bldg Size Sq Ft(P)	Base Hours Assessed (A)				Area Modifier (B)			
	Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0 - 10,000	6.00	2.00	2.00	2.00	0.5	see below	0.2	0.2
10,000 < x ≤ 50,000	11.00	2.00	4.00	4.00	0.15	see below	0.05	0.05
Greater than 50,000	17.00	2.00	6.00	6.00	0.05	see below	0.01	0.01

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

Plumbing Areas	Modifier (B)
1 area	0
2 areas	1.0
3 areas	1.5
4 areas	2.0
More than 4 areas	2.0 + .25 for each area over 4

Construction Material Modifier (C) – Adjusts assessed hour based on complexity of structure type as listed in table below.

Construction Material Modifier (C)				
Type of Material	Bldg	Plumb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Garage Fees are calculated as follows:

Building, Plumbing, Mechanical, and Electrical formula

$((\text{Sq ft of garage} - P) / 1,000) \times \text{Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest .5 hour)}.$

P = The maximum value of the previous square footage bracket. For example, if the square footage is 20,000 then the first part of the formula is $(20,000 - 10,000) / 1,000$ or 10.

Garage Sq Ft	Garage Base Hours (A)				Area Modifier (B)			
	Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0 - 10,000	4.50	2.00	2.00	2.00	0.2	0.2	0.2	0.2
10,000 < x ≤ 50,000	6.50	4.00	4.00	4.00	0.05	0.05	0.05	0.05
Greater than 50,000	8.50	6.00	6.00	6.00	0.01	0.01	0.01	0.01

Construction Material Modifier (C)– Adjusts assessed hour based on complexity of structure type as listed in table below.

Construction Material Modifier (C)				
Type of Material	Bldg	Plmb	Mech	Elect
1 Wood Bearing 1 story	1.0	1.0	1.0	1.0
2 Wood Bearing 2 story	1.1	1.0	1.0	1.0
3 Wood Bearing 3-5 stories	1.2	1.0	1.0	1.0
4 Steel/Concrete/Masonry 1-6 stories	1.0	1.0	1.0	1.0
5 Steel/Concrete/Masonry 7-12 stories	1.2	1.0	1.0	1.0
6 Steel/Concrete/Masonry 13> stories	1.4	1.0	1.0	1.0
7 Prefab Metal/Modular	0.5	0.5	0.5	0.5
8 Carports	0.5			0.5

Finish Interior (FI) & Tenant Improvement (TI) Fees are calculated as follows:

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Use Modifier (C)} = \text{hours assessed (rounded to the closest .5 hour).}$ * (see Complexity Factor below)

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is (20,000-10,000)/1,000 or 10.

Plumbing formula

$(\text{Base hours (A)} + \text{Plumbing Area Modifier (B)}) \times \text{Use Modifier (C)} = \text{hours assessed (rounded to the closest 0.5 hour).}$ * (see Complexity Factor below)

FI & TI Sq Ft (P)	Base FI & TI Hours (A)				Area Modifier (B)			
	Bldg	Plumb	Mech	Elect	Bldg	Plumb	Mech	Elect
0 - 10,000	5.00	1.50	1.50	2.00	0.20	see below	0.05	0.05
10,000 < x ≤ 50,000	7.00	1.50	2.00	2.50	0.15	see below	0.05	0.05
Greater than 50,000	13.00	1.50	4.00	4.50	0.10	see below	0.01	0.01

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

Plumbing Areas	Modifier (B)
1 area	0
2 areas	1.0
3 areas	1.5
4 areas	2.0
More than 4 areas	2.0 + .25 for each area over 4

Use Modifier (C)- Adjusts assessed hour based on complexity of occupant usage as listed in table below.

Use Modifier (C)	
Use	Building / Plumbing / Mechanical / Electrical
Agricultural, Canopy Building, Parking Garage, Recreation	1.0
Office, Tilt Up Office, Tilt Up Warehouse, Warehouse	1.2
Antenna/Cell Site, Assembly, Auditorium, Bank, Bowling Alley, Church, Health Club, Industrial, Manufacturing, Retail Store, Service Station, Theatre	1.4
Medical/Dental, R & D, Repair Garage, School/Daycare	1.6
Cafeteria, Hazardous Use, Restaurant	1.8

Complexity Factor* - Complexity factors are only applicable to tenant improvements and finish interiors and are applied in cases where the scope of work is greater or smaller than is normal in a project category to more accurately match the fee to the scope of services provided.

Complexity factors available are listed in the table below:

Complexity Modifier for TI & FI	
Major Modifications	2.00
Significant Modifications	1.50
Standard	1.00
Minor	0.50

FIRE PLAN REVIEW AND INSPECTION FEES

ARCHITECTURAL PLAN CHECK BASE FEES

R3 Occupancies			
Type	Base Hours	Base Fees	Modifier
Customer Single Family Dwelling	2	\$388.00	
Single Family Tracts	3	\$582.00	
Multi-Family Buildings			
Area in Sq Feet	Base Hours	Base Fees	Size Modifier
1 to 10,000	8	\$1,552.00	
10,001 to 20,000	8	\$1,552.00	Plus 0.0006 hour per sq-ft over 10,000
>20,000	14	\$2,716.00	Plus 0.0005 hour per sq-ft over 20,000
*High-Rise Building Modifier – 1.1			
Commercial, Industrial, and Garage New Buildings (Shell) and Additions			
Area in Sq Feet	Base Hours	Base Fees	Size Modifier
1 to 10,000	6	\$1,164.00	
10,001 to 20,000	6	\$1,164.00	Plus 0.0005 hour per sq-ft over 10,000
>20,000	11	\$2,134.00	Plus 0.0004 hour per sq-ft over 20,000
*High-Rise Building Modifier – 1.1			
Tenant Improvement, Alteration, and Interior Finish (All Occupancies except R3)			
Area in Sq Feet	Base Hours	Base Fees	Size Modifier
1 to 5,000	2.5	\$485.00	
5,001 to 20,000	2.5	\$485.00	Plus 0.0003 hour per sq-ft over 5,000
>20,000	7	\$1,358.00	Plus 0.0025 hour per sq-ft over 20,000

Use Modifier for Tenant Improvement, Alteration, and Interior Finish			
Agricultural	1.0	Parking Garage (Closed)	1. 0
Antenna/Cell Site	1.0	Parking Garage (Open)	1. 0
Assembly	1.1	Recreation	1. 1
Auditorium	1.2	R & D	1. 1
Bank	1.0	Repair Garage	1. 1
Bowling Alley	1.1	Restaurant	1. 1
Canopy Building	1.0	Retail/Store	1. 0
Cafeteria	1.1	School/Daycare	1. 1
Church	1.2	Service Station	1. 0
Hazardous Use	1.2	Theatre	1. 2
Health Club	1.1	Tilt-Up Office	1. 0
Industrial	1.1	Tilt-Up Warehouse	1. 1
Manufacturing	1.0	Unidentified/Speculative	1. 0
Medical/Dental	1.0	Warehouse	1. 1
Office	1.0		
Mixed Use - use modifier of occupancy with the largest area			

FIRE PLAN REVIEW AND INSPECTION FEES
ARCHITECTURAL PLAN CHECK BASE FEES (CONT'D)

Complexity Modifier for Tenant Improvement, Alteration, and Interior Finish			
Major Modifications	1.20	Minor Modifications	0.75
Standard Modifications	1.00	Very Simple Modifications	0.50

Other Plan Review Services	Fee
Architectural Express Plan Check	1.5 times the hourly rate
Architectural Intermediate/Coordinated Review	1.5 times the architectural plan review fee
Architectural Special Tenant Improvement	1.5 times the architectural plan review fee

Application of Tables – The tables above (on pages 27 and 28) are based on the average plan check hours per category and a billable hourly rate of \$194.00 per hour. The base fees provide an unlimited plan check time for the first review cycle and two additional hours in the second review cycle. Additional fees are only assessed if the review process exceeds two hours in the second cycle and the total initial hours covered by the base fees are exceeded.

FIRE PLAN REVIEW AND INSPECTION FEES
ARCHITECTURAL INSPECTION BASE FEES

R3 Occupancies

Type	Base Hours	Base Fees	Modifier
Customer Single Family Dwelling	1	\$194.00	
Single Family Tracts	2	\$388.00	Plus 0.25 hour per unit over 6

Multi-Family Buildings

Area in Sq Feet	Base Hours	Base Fees	Size Modifier
1 to 10,000	2	\$388.00	
10,001 to 20,000	2	\$388.00	Plus 0.00025 hour per sq-ft over 10,000
>20,000	5	\$970.00	Plus 0.0002 hour per sq-ft over 20,000

*High-Rise Building Modifier – 1.2

Commercial, Industrial, and Garage New Buildings (Shell) and Additions

Area in Sq Feet	Base Hours	Base Fees	Size Modifier
1 to 10,000	3	\$582.00	
10,001 to 20,000	3	\$582.00	Plus 0.00015 hour per sq-ft over 10,000
>20,000	4	\$776.00	Plus 0.000125 hour per sq-ft over 20,000

*High-Rise Building Modifier – 1.2

Tenant Improvement, Alteration, and Interior Finish (All Occupancies except R3)

Area in Sq Feet	Base Hours	Base Fees	Size Modifier
1 to 5,000	1	\$194.00	
5,001 to 20,000	2	\$388.00	Plus 0.00015 hour per sq-ft over 5,000
>20,000	4	\$776.00	Plus 0.000125 hour per sq-ft over 20,000

FIRE PLAN REVIEW AND INSPECTION FEES
ARCHITECTURAL INSPECTION BASE FEES (CONT'D)

Use Modifier for Tenant Improvement, Alteration, and Interior Finish			
Agricultural	1.0	Parking Garage (Closed)	1.0
Antenna/Cell Site	1.0	Parking Garage (Open)	1.0
Assembly	1.0	Recreation	1.1
Auditorium	1.1	R & D	1.1
Bank	1.0	Repair Garage	1.1
Bowling Alley	1.1	Restaurant	1.1
Canopy Building	1.0	Retail/Store	1.0
Cafeteria	1.1	School/Daycare	1.1
Church	1.1	Service Station	1.0
Hazardous Use	1.1	Theatre	1.1
Health Club	1.0	Tilt-Up Office	1.0
Industrial	1.1	Tilt-Up Warehouse	1.1
Manufacturing	1.0	Unidentified/Speculative	1.0
Medical/Dental	1.0	Warehouse	1.1
Office	1.0		
Mixed Use - use modifier of occupancy with the largest area			

Complexity Modifier for Tenant Improvement, Alteration, and Interior Finish			
Major Modifications	1.10	Minor Modifications	0.75
Standard Modifications	1.00	Very Simple Modifications	0.50

Application of Tables – The tables above (on pages 28 and 29) are based on the average inspection hours per category and a billable hourly rate of \$194.00 per hour. The total hours purchased (fee/\$194.00) will limit the available inspection service allowed.

FIRE PLAN REVIEW AND INSPECTION FEES**SPECIAL USE ARCHITECTURAL PLAN CHECK AND INSPECTION BASE FEES**

Special Use	Base Fees	
Use	Plan Review	Inspection
Antenna	2.00	1.00
ATM	1.50	1.00
Canopy Structure	1.50	1.00
Cooling Tower	1.50	1.00
Damage Repair	1.50	1.00
Demising Walls Only	1.50	1.00
Demo Interior Walls	1.50	1.00
Façade Changes	1.50	1.00
Fences/Gates	1.50	1.00
Fountains	1.50	1.00
HVAC Systems	2.00	1.00
Occupancy Changes	1.50	1.00
Occupancy Load Changes	2.00	1.00
Racks	2.50	1.00
Seismic Upgrades	1.50	1.00
Spray Booth	2.50	1.00
Swimming Pools	2.00	1.00
Tools	2.00	1.00

FIRE PLAN REVIEW AND INSPECTION FEES**HAZARDOUS MATERIALS BUILDING PLAN CHECK AND INSPECTION BASE FEES**

Service	Plan Review		Inspection	
	Base Hours	Base Fees	Base Hours	Base Fees
Hazmat New Construction Plan Check and Inspection	2	\$388.00	1	\$194.00
Hazmat Express Plan Check	1.5 times the hourly rate	\$291.00	1	\$194.00
Hazmat Intermediate or Coordinated Plan Check	1.5 times Hazmat New Construction Plan Check Fee	\$582.00	1	\$194.00
Hazmat Special Tenant Improvements	1.5 times Hazmat New Construction Plan Check Fee	\$582.00	1	\$194.00

FIRE PLAN REVIEW AND INSPECTION FEES**ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL, OR ALTERATION PERMITS
BASE PLAN CHECK FEES**

System	Base Hours	Base Fee	Size Modifier
Fire Protection Systems			
Fire Alarm Systems	1.00	\$194.00	for the first 12 devices/appliances + 0.01 hour per device/appliance over 12
Fire Suppression Detection and Monitoring System	1.00	\$194.00	for the first 12 devices/appliances + 0.01 hour per device/appliance over 12
Fixed Extinguishing System	1.00	\$194.00	
Sprinklers, Standpipes and Pumps			
Underground Piping System	1.00	\$194.00	for the first 200 feet of pipe + 0.0005 hour per foot over 200
Overhead Sprinkler System	1.00	\$194.00	for the first 5,000 square-feet + 0.00004 hour per square-foot over 5,000
Standpipe System	1.00	\$194.00	for the first 20 outlets + 0.1 hour per outlet over 20
Fire Pump	2.00	\$388.00	
Hazmat Systems			
Tanks (underground and aboveground)	2.00	\$388.00	for the first tank + 1 hour per additional tank
Hazardous Materials Systems that require submittal of plan	2.00	\$388.00	for the first system + 1 hour per additional system
Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan	2.00	\$388.00	
Liquefied Petroleum Gases and associated piping systems	2.00	\$388.00	for the first system + 1 hour per additional system
Ozone Generating Equipment	2.00	\$388.00	per equipment/system
Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC	2.00	\$388.00	per equipment/system
Vapor Recovery System	2.00	\$388.00	per equipment/system
Inert Gas Installation Permit	1.00	\$194.00	for the first system + 0.5 hour per additional system
Expedited Plan Review Services		Fees	
Express Plan Review		1.5 times the systems plan review fee	
Intermediate/Coordinated Plan Review		1.5 times the systems plan review fee	
Special Tenant Improvement Plan Review		1.5 times the systems plan review fee	

Application of Table – The table above is based on the average plan check hours per category and a billable hourly rate of \$194.00 per hour. The total hours purchased (fee paid/\$194.00) will limit the available plan check service allowed.

FIRE PLAN REVIEW AND INSPECTION FEES**ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL, OR ALTERATION PERMITS
BASE INSPECTION FEES**

System	Base Hours	Base Fees	Size Modifier
Fire Protection Systems			
Fire Alarm Systems	1.00	\$194.00	for the first 8 devices and 4 appliances + 0.085 hour per device over 8 and 0.01 per appliance over 4
Fire Suppression Detection or Monitoring System	1.00	\$194.00	for the first 8 devices and 4 appliances + 0.085 hour per device over 8 and 0.01 per appliance over 4
Fixed Extinguishing System	2.00	\$388.00	plus 0.1 hour per nozzle over 20

Sprinklers, Standpipes, and Pumps

Underground Piping System	2.00	\$388.00	for the first 200 feet of pipe + 0.002 hour per foot over 200
Overhead Sprinkler System	2.00	\$388.00	for the first 5,000 square-feet + 0.0002 hour per square-foot over 5,000
Standpipe System	2.00	\$388.00	for the first 20 outlets + 0.2 hour per outlet over 20
Fire Pump	4.00	\$776.00	

Hazmat Systems

Tanks (underground and above aboveground)	1.00	\$194.00	
Hazardous Materials Systems that require submittal of plan	1.00	\$194.00	
Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan	1.00	\$194.00	
Liquefied Petroleum Gases and associated piping systems	1.00	\$194.00	
Ozone Generating Equipment	1.00	\$194.00	
Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC	1.00	\$194.00	
Vapor Recovery System	1.00	\$194.00	
Inert Gas Installation Permit	1.00	\$194.00	

Application of Table – The table above is based on the average inspection hours per category and a billable hourly rate of \$194.00 per hour. The total hours purchased (fee paid/\$194.00) will limit the available inspection service allowed.

FIRE PLAN REVIEW AND INSPECTION FEES**OTHER MISCELLANEOUS FEES**

Service	Fees
Hourly Rate	\$194.00
Variance & AMMC	Hourly Rate (min. 3 hours)
TCO Processing	Hourly Rate (min. 2 hours)
After Hours Inspection/Plan Review	Hourly Rate (min. 2 hours)
Failure to Cancel Scheduled Inspection	Hourly Rate (min. 1 hour)
Buildings, Structures and Fire Systems Installed Without Permits	Two times the Plan Review and Inspections Fees
Hydrant Flow Test	Hourly Rate (minimum 2 hours)
Hydrant Processing Fee	\$7.50 per transaction
Preliminary Project Site Review	Hourly Rate (min. 1 hour)
Fire/Smoke Damper Functional Test	Hourly Rate
Services with no specific fee	Hourly Rate
Record Retention Fee	5% of Engineering and Hazardous Materials Installation, Removal, or Alteration Permit Fee
Late Charges	25% of unpaid invoice if more than 60 days in arrears

Non-Residential (Commercial/Industrial) Square Foot Minimum Valuation Table										
Use	Base Line	I FR & II FR	II 1-HR	II N II 1-HR Sprinkler Substitute	III 1-HR	III N III 1-HR Sprinkler Substitute	IV	V 1-HR	VN VI-HR Sprinkler Substitute	Sub-Trade Fees per sq. ft. for each Trade
Agricultural	Warehouse	49.40	29.30	27.50	33.20	31.60	29.30	29.30	27.50	0.04
Aircraft Repair Hanger	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Amusement Park	Contract only	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	0.12
Antenna/cell site	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.22
Auditorium/Assembly		104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.10
Bank		148.10	109.10	105.60	120.40	116.10	109.10	109.10	104.50	0.06
Bowling Alley		68.34	51.00	47.60	55.50	51.90	37.40	37.40	36.65	0.12
Cafeteria	Restaurant	120.42	90.09	81.17	97.40	94.10	89.20	89.20	85.70	0.22
Canopy Building				28.00					28.00	0.04
Church		99.20	74.50	70.80	81.00	77.40	75.70	75.70	71.20	0.10
Day Care	School	111.20	75.90	69.25	81.20	78.10	76.10	76.10	72.60	0.10
Dry Cleaning	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.15
Food Manufacturing	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Hazardous	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.22
Health Club	Auditorium	104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.10
Homes for Elderly		103.70	84.20	80.60	87.70	84.10	84.70	84.70	81.80	0.10
Hotel Motel		101.00	76.96	69.34	87.50	83.40	76.20	76.20	74.70	0.10
Industrial/Manufacturing		56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Laundromat	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.22
Market	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.22
Medical/Dental Office	Medical	119.50	92.20	87.60	100.00	93.10	90.20	90.20	87.00	0.15
Office		106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.06
Preschool	School	111.20	75.90	69.25	81.20	78.10	76.10	76.10	72.60	0.10
Closed Public Parking Garage		48.90	34.04	28.00	37.00	32.90	33.70	33.70	33.03	0.01
Open Public Park Garage		36.70								0.01
R and D Lab	Office	106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.15
Recreational Bldg.	Auditorium	104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.10
Repair Garage	Service Station	80.60	60.30	67.20	70.10	63.28	59.70	59.70	58.51	0.22
Restaurant		120.42	90.09	81.17	97.40	94.10	89.20	89.20	85.70	0.22
School		111.20	75.90	69.25	81.20	78.10	76.10	76.10	72.60	0.10
Server Farm	Office	106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.15
Service Station (Gasoline)		80.60	60.30	67.20	70.10	63.28	59.70	59.70	58.51	0.22
Semiconductor Fab	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.12
Shell Building	Office	106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.06
Shopping Mall	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.15
Stadium	Assembly	104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.12
Store/Retail		82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.15
Temporary Use		Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	0.12
Theater		109.80	76.05	68.52	80.00	76.20	75.30	75.30	71.20	0.12
Tilt up Office						57.01				0.06
Tilt up Warehouse						30.00				0.04
Warehouse storage		49.40	29.30	27.50	33.20	31.60	29.30	29.30	27.50	0.04
Woodworking	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Regional modifier 1.16										
Sprinkler add \$2.60										
Conditioned Add 4.20										
Story add > 3 = .5% per story										
TI = 23% of table values										
FI = 20% of table values										

Note – Valuation to be used is total including, AC and sprinklers if utilized, story addition and regional modifier.

REGIONAL MODIFIER: The following modifier is to be used in conjunction with the building valuation data. To use this modifier, multiply the total computed listed cost per square foot by the regional modifier for San Jose. San Jose (San Francisco Bay Area) 1.16 City Ordinance Section 24.01.290 defines "value" or "valuation" as applied to a building, is the estimated cost to replace the building in kind, based on current replacement costs. But in no case, shall it be less than published valuation table above.

MISCELLANEOUS VALUATIONS	
Category	Value
Agricultural Building	\$20.00/sq. ft.
Aluminum, vinyl, wood siding (re-siding) and stucco/re-stucco	\$6.75/sq. ft.
Antennas	
Towers	\$3,355.00/each
Dish, greater than 2' Diameter w/decoder	\$4,120.00/each
Awning or Canopy	
Aluminum	\$21.50/sq. ft.
Canvas	\$9.75/sq. ft.
Balcony, Covered Porch	\$18.50/sq. ft.
Decks (Wood)	\$12.25/sq. ft.
Fence or Freestanding wall	
Wood or chain link	\$3.50/sq. ft.
Masonry	\$10.25/sq. ft.
Wrought iron	\$6.75/sq. ft.
Fireplaces (Masonry)	
Repair	\$1,759.00
Replacement	\$4,445.00
Retaining wall	
Concrete or masonry	\$18.00/sq. ft.
Wood	\$5.75/sq. ft.
Roof Structure Replacement	\$14.75/sq. ft.
Plumbing wall	\$27.50/sq. ft.
Nonbearing wall	\$13.75/sq. ft.
Bearing wall	\$16.50/sq. ft.
T-bar ceiling	\$3.50/sq. ft.
Restroom addition:	
Lavatory	\$1,955.00/each
Toilet	\$2,605.00/each
Shower	\$2,605.00/each
Commercial Tenant Improvement	
Retail Tenant Improvement (for type VN construction)	\$13.75/sq. ft. min.
Office Tenant Improvement (for type VN construction)	\$18.00/sq. ft. min.
For other types of construction refer to Policy SJMC 2402.400 Table 1A.	
Skylights	
Dome/Tube	\$870.00/each
No structural frame modifications	\$1,735.00/each
All others	\$2,880.00/each

RESIDENTIAL BUILDING PERMIT VALUATION

The following valuation table is utilized to determine valuation for residential development taxes only

1,2 and non rated wood frame multi-family residences			\$67.50/sq. ft.
Additions (and recreation room detached)			\$67.50/sq. ft.
Accessory/garage/workshop (attached or detached) wood frame			\$24.50/sq. ft.
Accessory/garage (attached or detached) masonry			\$27.50/sq. ft.
Open Carports			\$19.50/sq. ft.
Type I Open Garage			\$37.40/sq. ft.
Type I Closed Garage			\$40.90/sq. ft.
Type I Open Garage with Sprinklers			\$40.00/sq. ft.
Type I Closed Garage with Sprinklers			\$43.50/sq. ft.
To build an unfinished room	\$34.75/sq. ft.	to finish	\$32.75/sq. ft.
Basement - to build semi-finished	\$20.50/sq. ft.	to finish	\$47.00/sq. ft.
to build unfinished	\$15.50/sq. ft.	to finish	\$52.25/sq. ft.
Attic -		to finish	\$32.75/sq. ft.
Wood patio cover			\$12.25/sq. ft.
Metal patio cover			\$8.25/sq. ft.
3 side screen room (metal or wood)			\$18.50/sq. ft.
2 side screen room (metal or wood)			\$16.50/sq. ft.
Patio cover lattice roof			\$6.75/sq. ft.
Swimming pool/Spa (plaster)			\$29.25/sq. ft.
(vinyl/fiberglass)			\$20.00/sq. ft.
Interior alteration - as per bid/or the following min.			
- If no structural work is being done			\$32.75/sq. ft.
- If structure is being altered			\$33.75/sq. ft.
Min valuation for a kitchen minor alteration			\$10,000.00 each
Min valuation for a kitchen major alteration			\$20,000.00 each
Min valuation for bathroom minor alteration			\$5,000.00 each
Min valuation for bathroom major alteration			\$10,000.00 each
Doors and Windows			\$515.00 each
Bay Windows			\$2,555.00 each
Bay Windows with floor			\$5,000.00 each
House Move			\$32.75/sq. ft.
Garage Move			\$12.25/sq. ft.

CITY OF SAN JOSE DEVELOPMENT TAXES

THE FOLLOWING FEES ARE COLLECTED AT THE TIME OF PERMIT ISSUANCE:

1. COMMERCIAL, RESIDENTIAL, MOBILE HOME PARK CONSTRUCTION TAX
(Municipal Code, Chapter 4.47)

Applicable to Commercial and Residential Uses and Mobile Home Parks

- a) Commercial Use - 3% of the Building Valuation
- b) Residential Use - 2 3/4% of 88% of Building Valuation (2.42%)

2. BUILDING AND STRUCTURE CONSTRUCTION TAX (Municipal Code, Chapter 4.46)

- a) Commercial Use - 1 1/2% of the Building Valuation
- b) Industrial Use - 1% of the Building Valuation
- c) Residential Use - 1 3/4% of 88% of Building Valuation (1.54%)

3. RESIDENTIAL CONSTRUCTION TAX (Municipal Code, Chapter 4.64)

This tax is an additional tax equal to 120% of the Construction Tax listed in Item 4. b) below:

- 1 Family - \$180.00/unit
- 2 Family - \$136.80/unit
- 3 and 4 Family - \$122.10/unit
- 5 to 19 Family - \$99.00/unit
- 20 Family and up - \$90.00/unit

4. CONSTRUCTION TAX (Municipal Code, Chapter 4.54)

- a) Commercial Use, Industrial and all other non-residential uses \$.08/sq. ft. of all new building floor areas.
- b) Residential Uses
 - 1 Family - \$150.00/unit
 - 2 Family - \$114.00/unit
 - 3 and 4 Family - \$101.75/unit
 - 5 to 19 Family - \$82.50/unit
 - 20 Family and up - \$75.00/unit

5. SMIPA (Strong Motion Instrumentation Program Assessment)

This is a State of California fee that the City collects and submits to the State at the rate of:

- a) \$.10/\$1,000.00 Valuation for Residential (Revised 4/1/91) (.0001)
- b) \$.21/\$1,000.00 Valuation for Commercial (Revised 4/1/91) (.00021)

This Fee Schedule and other information regarding Building fees, taxes and requirements are available on-line
at

www.sanjoseca.gov/development/